

Planning and Zoning Board

Hearing Agenda

PUBLIC HEARING - WEDNESDAY, JUNE 18, 2014 - 4:00 P.M.

CITY OF MESA COUNCIL CHAMBERS – 57 EAST FIRST STREET

RANDY CARTER – Chair	
BETH COONS- Vice Chair - Absent	LISA HUDSON
BRAD ARNETT - Absent	SUZANNE
JOHNSON	

Note: If processed using typical schedules, items on this agenda which must be adopted by Ordinance will be introduced at the **August 18, 2014** City Council meeting. At that time, City Council will establish **August 25, 2014**, as the public hearing date for those items. City Council meetings begin at 5:45 p.m. in the Council Chambers, 57 East First Street. Anyone interested in attending the public hearing should review the City Council agenda on the City's website at www.mesaaz.gov prior to the meeting or call the Planning Division at 480.644.2385 to ensure the item has remained on the above-mentioned specified agenda.

- A. CALL MEETING TO ORDER
- B. CONSIDER THE MINUTES FROM THE MAY 20 AND MAY 21, 2014 STUDY SESSIONS AND REGULAR HEARING

Board Decision: Approved (Vote: 5-0, Absent Vice Chair Coons, Boardmember Arnett)

- C. TAKE ACTION ON ALL CONSENT ITEMS:

Board Decision: Approved (Vote: 5-0, Absent: Boardmember Arnett, Vice Chair Coon)

- D. TAKE ACTION ON THE FOLLOWING ZONING CASES:

***1. Z14-025 (District 5)** 2041 North Recker Road. Located north of McKellips Road on the east side of Recker Road. (1.41± acres). Site Plan Review and Special Use Permit to allow the development of a fueling center. Ali Fakih, applicant; PFA Enterprises, LLC, owner. (PLN2014-00095)

Staff Planner: Wahid Alam

Staff Recommendation: Approval with Conditions

Board Decision: Approval with Conditions (Vote: 5-0, Absent Vice Chair Coons, Boardmember Arnett)

- *2. **Z14-28 (District 2)** 6742 East Main Street. Located west of Power Road on the north side of Main Street. (1± acre) Site Plan review. This request will allow for the development of a drive-through restaurant. Greg Hitchens, Hitchens Associates Architects, applicant; PFA Enterprises, LLC, owner. (PLN2014-00175)

Staff Planner: Kim Steadman

Staff Recommendation: Approval with Conditions

Board Decision: Approval with Conditions (Vote: 5-0, Absent Vice Chair Coons, Boardmember Arnett)

E. **DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING ZONING CASES:**

- *1. **Z14-31 (District 4)** 1542 East Dana Avenue. Located south of Main Street and east of Stapley Drive. (1± acres). This request is for a Council Use Permit for a Social Service Facility in the RM-2 zoning district. Bruce Lincoln, Maggie's Place Arizona, applicant; Christ the King Catholic Church, owner. (PLN2014-00165)

Staff Planner: Kaelee Wilson

Staff Recommendation: Approval with Conditions

Board Recommendation: Approval with Conditions (Vote: 5-0, Absent Vice Chair Coons, Boardmember Arnett)

- *2. **Z14-32 (District 4)** 15 East 1st Avenue. Located south of Main Street on the east side of Center Street. (4± acres) Rezone from DR-2 DE to DR-2 DE HL. This request will establish a Historic Landmark Overlay for the First United Methodist Church of Mesa. James Ripley, applicant; United First Methodist Church of Mesa, owner. (PLN2014-00218)

Staff Planner: Kim Steadman

Staff Recommendation: Approval with Conditions

Board Recommendation: Approval with Conditions (Vote: 5-0, Absent Vice Chair Coons, Boardmember Arnett)

- *3. **Z14-34 (District 5)** 10160 East Brown Road. Located east of Crismon Road on the north side of Brown Road (20± acres). Rezone from Maricopa County R1-35 to City of Mesa RS-35. This request will establish City of Mesa zoning on recently annexed property. Lindsay Schube, Withey Morris, applicant; M. Laurin Hendrix, owner. (PLN2014-00186)

Staff Planner: Tom Ellsworth

Staff Recommendation: Approval with Conditions

Board Recommendation: Approval with Conditions (Vote: 5-0, Absent Vice Chair Coons, Boardmember Arnett)

F. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING GENERAL PLAN AMENDMENT AND RELATED ZONING CASE:

1. **GPMInor14-10 (District 6)** The 10000 to the 10800 blocks of East Guadalupe Road (north side). Located north of Guadalupe Road between Signal Butte Road and Crismon Road (172.5± acres). Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use Designation from Medium Density Residential 6-10 (MDR 6-10), Neighborhood Commercial (NC) and High Density Residential 15+ (HDR 15+) to Medium Density Residential 4-6 (MDR 4-6) and High Density Residential 10-15 (HDR 10-15). This request will allow the development of a residential master plan subdivision. Josh Hannon, EPS Group, Inc. applicant; Paul Dugas, Desert Land Group, LLC, owner. (PLN2014-00172)

Staff Planner: Lisa Davis

Staff Recommendation: Continued to the July 16, 2014 meeting

Board Decision: Continuance to the July 16, 2014 meeting (Vote: 5-0, Absent Vice Chair Coons, Boardmember Arnett)

2. **Z14-37 (District 6)** The 10000 to the 10800 blocks of East Guadalupe Road (north side). Located north of Guadalupe Road between Signal Butte Road and Crismon Road (172.5± acres). Rezone from AG, RS-9 PAD, RS-6 PAD, and RM-2 PAD to RS-7 PAD, RS-6 PAD, RSL4.5 PAD, RSL 2.5 PAD and RM-4 PAD. This request will allow for the development of a residential master planned community. Josh Hannon, EPS Group, Inc. applicant; Paul Dugas, Desert Land Group, LLC, owner. (PLN2014-00172)

Staff Planner: Lisa Davis

Staff Recommendation: Continued to the July 16, 2014 meeting

Board Decision: Continuance to the July 16, 2014 meeting (Vote: 5-0, Absent Vice Chair Coons, Boardmember Arnett)

3. **GPMInor14-11 (District 5)** 10160 East Brown Road. Located east of Crismon Road on the north side of Brown Road (20± acres). Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use Designation from Low Density Residential 0-1 (LDR 0-1) to Low Density Residential 1-2 (LDR 1-2). This request will allow the development of a single residential subdivision. Lindsay Schube, Withey Morris, applicant; M. Laurin Hendrix, owner. (PLN2014-00186)

Staff Planner: Lesley Davis

Staff Recommendation: Adoption

Board Recommendation: Adoption (Vote: 5-0, Absent Vice Chair Coons, Boardmember Arnett)

4. **Z14-36 (District 5)** 10160 East Brown Road. Located east of Crismon Road on the north side of Brown Road (20± acres). Rezone from RS-35 to RS-15 PAD. This request will allow the development of a single residential subdivision. Lindsay Schube, Withey Morris, applicant; M. Laurin Hendrix, owner. (PLN2014-00186)

Staff Planner: Lesley Davis

Staff Recommendation: Approval with Conditions

Board Recommendation: Approval with Conditions (Vote: 5-0, Absent Vice Chair Coons, Boardmember Arnett)

5. **GPMInor14-12 (District 6)** The 10600 to the 10800 blocks of East Guadalupe Road (north side). Located at the northwest corner of Guadalupe and Signal Butte Roads (17.6± acres). Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use Designation from Medium Density Residential 6-10 (MDR 6-10), to Community Commercial (CC). This request will allow the development of local commercial center. Josh Hannon, EPS Group, Inc. applicant; Paul Dugas, Desert Land Group, LLC, owner (PLN2014-00193)

Staff Planner: Lisa Davis

Staff Recommendation: Continuance to the July 16, 2014 meeting

Board Recommendation: Adoption (Vote: 5-0, Absent Vice Chair Coons, Boardmember Arnett)

6. **Z14-38 (District 6)** The 10600 to the 10800 blocks of East Guadalupe Road (north side). Located at the northwest corner of Guadalupe and Signal Butte Roads (17.6± acres). Rezone from RM-2 PAD to LC, a Special Use Permit to allow for a service station, and Site Plan Review. This request will allow for the development of a commercial center. Josh Hannon, EPS Group, Inc. applicant; Paul Dugas, Desert Land Group, LLC, owner. (PLN2014-00193)

Staff Planner: Lisa Davis

Staff Recommendation: Continuance to the July 16, 2014 meeting

Board Recommendation: Approval with Conditions (Vote: 5-0, Absent Vice Chair Coons, Boardmember Arnett)

G. DISCUSS AND TAKE ACTION ON THE FOLLOWING PRELIMINARY PLATS:

1. **Hendrix Point Estates (District 5)** 10160 East Brown Road. Located east of Crismon Road on the north side of Brown Road (20± acres). Lindsay Schube, Withey Morris, applicant; M. Laurin Hendrix, owner. (PLN2014-00186)

Staff Planner: Lesley Davis

Staff Recommendation: Approval with Conditions

Board Recommendation: Approval with Conditions (Vote: 5-0, Absent Vice Chair Coons, Boardmember Arnett)

- *2. **Crescent Ridge (District 6)** The 10000 to the 10800 blocks of East Guadalupe Road (north side). Located north of Guadalupe Road between Signal Butte Road and Crismon Road (172.5± acres). Josh Hannon, EPS Group, Inc. applicant; Paul Dugas, Desert Land Group, LLC, owner (PLN2014-00172)

Staff Planner: Lisa Davis

Staff Recommendation: Continued to the July 16, 2014 meeting

Board Decision: Continuance to the July 16, 2014 meeting (Vote: 5-0, Absent Vice Chair Coons, Boardmember Arnett)

H. CONSIDER AND MAKE A RECOMMENDATION ON PROPOSED AMENDMENTS TO THE MESA ZONING ORDINANCE:

1. Regarding portable storage containers (PSCs) the proposed amendments would
2. Create a new Section 11-30-16 regarding requirements related to the placement and use of PSCs; and
3. Add portable storage containers to the list of permitted accessory uses in specified Agriculture, Residential, Commercial and Employment/Industrial zoning districts (Tables 11-4-2, 11-5-2, 11-6-2 and 11-7-2).

Staff Planner: Gordon Sheffield, Zoning Administrator

Staff Recommendation: Continuance to the July 16, 2014 meeting

Board Recommendation: Continuance to the July 16, 2014 meeting (Vote: 5-0, Absent Vice Chair Coons, Boardmember Arnett)

I. OTHER BUSINESS:

None

J. ADJOURNMENT:

Note: Audio recordings of the Planning & Zoning Board study sessions are available in the Planning Division Office for review. The regular Planning & Zoning Board meeting is “live broadcasted” through the City of Mesa’s website at www.mesaaz.gov.

JK: